

Zoning Basics

The Zoning Code

Goal: To enhance the understanding of the zoning code.

Agenda

- Introductions / Housekeeping
- What is Zoning? What is Not?
- Zoning Sections – BSD – Development
- Zoning Code and Map
- Questions

Zoning

Zoning is the delineation of districts and the establishment of regulations governing the use, placement, spacing, and size of land and buildings.

Zoning Clearance is the determination that an application is in conformity with the provisions of the Zoning Code or as permitted by a variance, special permit, or decision from an appeal.

A "**Certificate of Zoning Clearance**" is required and shall be obtained prior to the construction or alteration of any building or structure; the establishment, change, or modification in the use of any building, structure or land; or the grading, excavating or filling of land. Zoning clearance is one of the city regulatory agencies that participate in the One Stop Shop plan review process in the Building Services Division of the Department of Development.

Examples of Development Standards:

- Building height
- Parking
- Setbacks
- Density
- Landscaping
- Lot area
- Others

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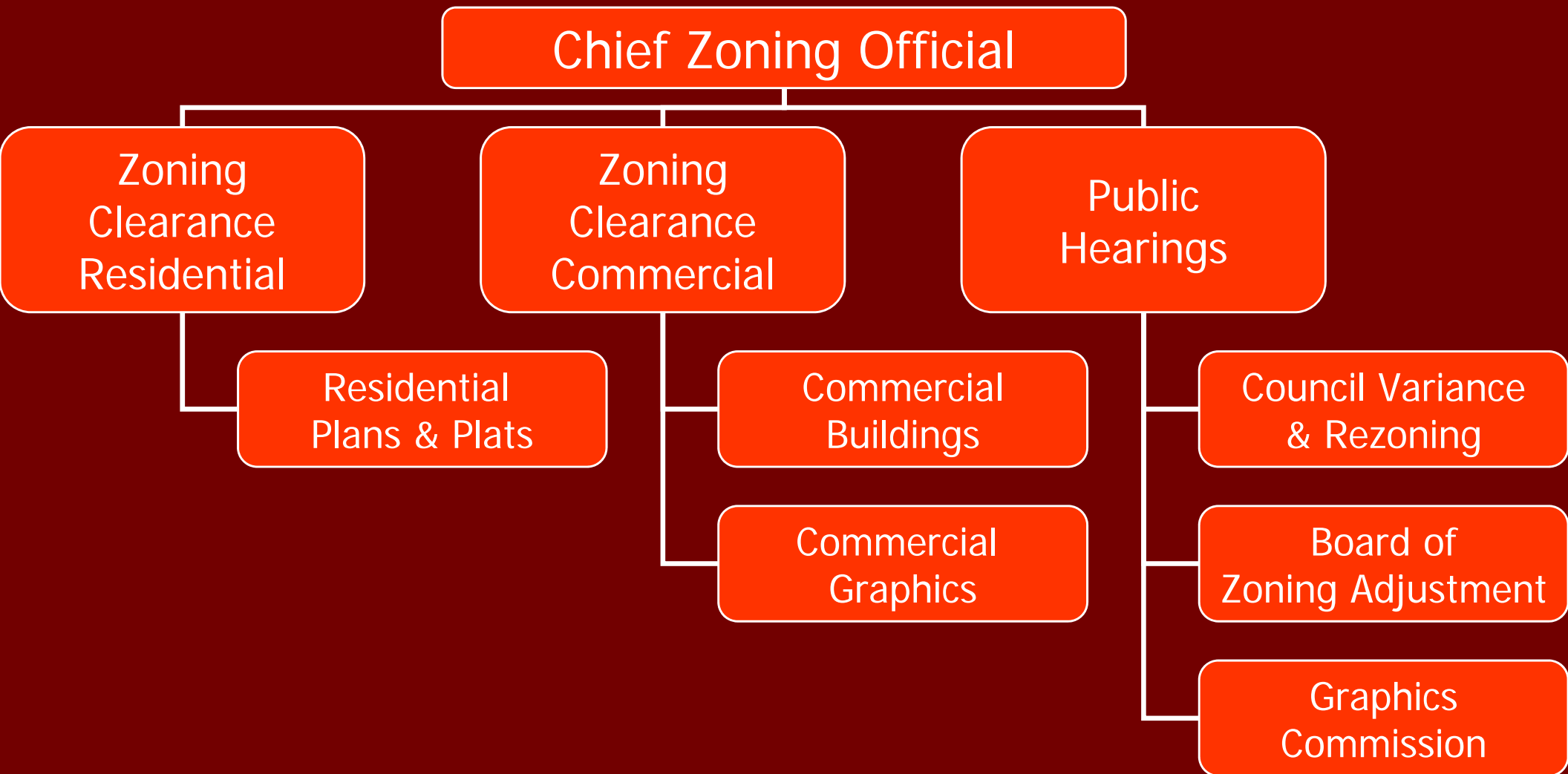
What doesn't zoning regulate?

- Alcohol sales
- Nuisances
 - Noise, weeds, high grass, litter, graffiti
- Anything in the right-of-way
- Deed restrictions
- Federal Property

Additional Forms of Land Use Regulations

- State and Federal Laws
 - ORC, RLUIPA, ADA, Fair Housing Act
- Housing Codes
- Building Codes
- Health Codes
- General Offenses Code

Zoning Section



Zoning Clearance

- Plats (preliminary and final)
- Lot splits
- New construction and additions
- Parking lots
- Change of use
- Graphics (including signs and billboards)

Zoning Public Hearings

- Rezoning
- Council Variances
- Board of Zoning Adjustment (BZA)
- Graphics Commission
- Appeals

Zoning Code

- Columbus Zoning Code first adopted in the 1920's
- Major revisions were made in the subsequent decades
- Code development is ongoing
- There are 40 zoning classifications



INDEX OF ZONING DISTRICTS

| DISTRICT | USE | NET | DENSITY | NOTES |
|--------------|---|---|---------------------|--|
| R | Rural | Single Family | 5 Acre Minimum | |
| LRR | Limited Rural Residential | Single Family | 1 Acre Minimum | 100' minimum lot width |
| RMR | Restricted Rural Residential | Single Family | 20,000 sq. ft. | 100' minimum lot width |
| RR | Rural Residential | Single Family | 10,000 sq. ft. | 80' minimum lot width |
| SR | Suburban Residential | Single Family | 7,200 sq. ft. | 60' minimum lot width |
| R1 | Residential | Single Family | 7,200 sq. ft. | 90' minimum lot width |
| R2 | Residential | Single Family | 5,000 sq. ft. | 90' minimum lot width |
| R3 | Residential | Single Family | 5,000 sq. ft. | 90' minimum lot width |
| R2F | Residential | 1-2 Family | 12-14.5 d.u./acre | 3,000 sq. ft. lot area unit 2-story 3,600 sq. ft. lot area unit 1-story |
| R4 | Residential | 1-4 Family | 17.4 d.u./acre | 4 units/bldg. max. |
| AR12 | Apartment Residential | Apartments | 12 units/acre | |
| ARLD | Apartment Residential-Low Density | Apartments | 17.4 units/acre | |
| AR1 | Apartment Residential | Apartments | 36.2 units/acre | |
| AR2 | Apartment Residential | Apartments | 54.6 units/acre | |
| AR3 | Apartment Residential | Apartments and Institutions | Unlimited | |
| ARM | Apartment Residential | Apartments and Group Quarters | 36.2 d.u./acre | Fraternities, Dormitories and Rooming Houses |
| ARO | Apartment Office | Apartments and Offices | Unlimited | |
| MHD | Manufactured Home Development | Single Family | 7,200 sq. ft. | Specific Design Standards |
| MHP | Manufactured Home Park | Manufactured Home | 6/acre gross area | 10-100 acres/park |
| PC | Planned Community | Mixed | 14 units/gross acre | 200 acre min. size Registered Site Plan |
| PUD | Planned Unit Development | Single and Multi-Family | 2-8 d.u./acre | Registered Site Plan |
| I | Institutional | Medical Buildings and Quasi-Public Uses | | Limited Commercial Schools, Day Care Ctr., Housing for Elderly |
| O | Commercial | Neighborhood Uses, Limited | | |
| C2 | Commercial | Offices | | |
| C3 | Commercial | General Commercial, Limited | | |
| C4 | Commercial | General Commercial | | |
| C5 | Commercial | Drive-In and Automobile Oriented | | |
| CPD | Commercial Planned Development | All Commercial | | Registered Text and Site Plan |
| DD | Downtown District | Residential, Retail, Office, Parking, Institutional, Industrial w/Certificate of Appropriateness | | Certain Uses are Subject to Design Review, Commission Approval |
| M | Manufacturing | General Industrial and Commercial | | |
| M1 | Manufacturing | General Industrial Only | | |
| M2 | Manufacturing | Limited Industrial and Office Only | | |
| EQ | Excavation and Quarrying | Quarrying and Agriculture | | |
| P1 | Private Parking | Parking | | No Structures, No Charge |
| P2 | Public Parking | Parking | | No Structures, Pay Parking |
| UCRPD | University-College Research Park Development | | | |
| NO | Neighborhood General | Mixed Use | | Traditional Neighborhood Development |
| NC | Neighborhood Center | Mixed Use | | Traditional Neighborhood Development |
| TC | Town Center | Mixed Use | | Traditional Neighborhood Development |
| NE | Neighborhood Edge | Mixed Use | | Traditional Neighborhood Development |

L - The Limited designation establishes use restrictions and/or additional development standards above the base zoning districts

NOTE: Not all inclusive. Refer to Columbus Zoning Code for complete explanation.

Height Districts

- 35'
- 60'
- 110'
- 200'
- Exceptions

Unique Zoning Districts

- Planned Unit Development (PUD)
- Commercial Planned Development (CPD)
- Traditional Neighborhood Development (TND)
 - TC, NC, NG, NE
- Downtown District (DD)

Special Permit Uses - Chapter 3389

- Amusement Park
- Cemetery
- Compost Facility
- Crematory
- Drive-in theater
- Indoor Firing Range
- Impound Lot
- Junk/Salvage Yard
- Landing Field
- Halfway House /CRTC
- Monopole
Telecommunication
Antennas in HD's
- Slaughterhouse
- Outdoor Amphitheater

Non-conformity

■ Uses

A use or activity that was lawful prior to the adoption, revisions, or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

■ Standards

A lot, structure, or building, the size, dimensions, or location of which was lawful prior, adoption, revision, or amendment to the zoning ordinance but fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

Graphics

- Graphics include on-premise and off-premise signs, billboards, banners, window signs,
- Regulations address
 - Size and height
 - Setback
 - Number
 - Color
 - Type

Overlays

- UCO, Urban Commercial Overlay
- CCO, Community Commercial Overlay
- RCO, Regional Commercial Overlay
- University/UARB
- AEO, Airport Environs Overlay
- Others

Architectural Review Commissions

- German Village, Italian Village, Victorian Village, Brewery District and HRC areas
- Certificate of Appropriateness - Required
- Historic Preservation Office, Planning Division

Annexation

- Ohio Revised Code (ORC) prescribed process
- R-Rural zoning upon annexation
- Comparable Zoning approval process

Supplemental Regulations

- Limited Overlay
- CPD / PUD
- Council Variance conditions
- BZA conditions
- GC conditions